

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
SE Cor. York and Aigburth Roads \* ZONING COMMISSIONER  
7925 York Road \*  
4th Election District \* OF BALTIMORE COUNTY  
Legal Owner: Eric A. Dott, et ux \*  
Contract Purchaser: Victoria \*  
Corporation, Petitioners \*  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein, pursuant to a Petition for Special Hearing, request a one year extension of the utilization period for the Special Exception granted by the Board of Appeals on July 25, 1990 in Case No. 90-145-SPHXA (L.S., July 25, 1993).

The Petitioners were represented by Robert A. Hoffman, Esquire and appearing with Mr. Hoffman was Mr. Richard Kendall, President of Victoria Corporation. There were no Protestants.

Mr. Hoffman proffered Mr. Kendall's testimony and stated that the relief granted in Case No. 90-145-SPHXA permits the construction of an 80-bed assisted living facility at the southeast corner of York and Aigburth Roads.

The Baltimore County Zoning Regulations at Section 502.3 state that a Special Exception must be utilized within two years from the date of the Final Order. That same section further permits the Zoning Commissioner to grant one or more extensions of the Special Exception, provided that a maximum time for utilization of the Special Exception is not extended for a period of more than five years from the date of the Final Order.

Mr. Hoffman further proffered that Victoria Corporation was in the final stages of obtaining financing to begin the construction of the assisted living facility which could result in a delay in utilization of the Special Exception beyond July 25, 1992 (or two

1

years from the date of the Board's Order). Mr. Hoffman stated Petitioner's Exhibit 1, the site plan for the proposed assisted living facility, contains no changes (except for the title block and print date) in comparison to the plan entered in Case No. 90-145-SPHXA.

Upon consideration of the testimony and evidence presented, and pursuant to the advertisement, posting of the property and public hearing on the petition held, and for the reasons given above, the relief should be granted.

THEREFORE IT IS ORDERED, by the Zoning Commissioner of Baltimore County this 25<sup>th</sup> day of June, 1992, that the Petition for Special Hearing to permit an extension for utilization of the Special Exception for a period of one year to July 25, 1993 is hereby granted.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

PETIO111.RAH

ORDER RECEIVED FOR FILING  
Date 6/25/92  
By Th. Throck

2

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 24, 1992

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No. 91-431-SPH  
Legal Owner: Eric A. Dott, et ux,  
Contract Purchaser: Victoria Corp., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm  
att.

## Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-431-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an extension of the special exception granted in Case No. 90-145 SPHXA for a period of one year.

Property is to be posted and advertised as prescribed by Zoning Regulations.

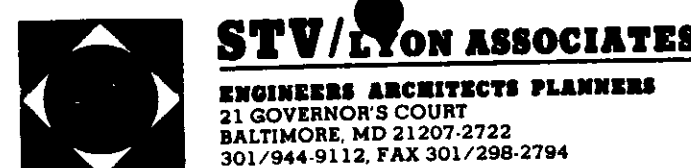
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: The Victoria Corporation (Type or Print Name) By: Richard J. Kendall Signature: Richard Kendall, President 5525 Nebraska Avenue, NW Address: Washington, D.C. 20015 City and State	Legal Owner(s): A. Eric Dott (Type or Print Name) Signature: A. Eric Dott Foster Jackson Dott (Type or Print Name) Signature: Foster Jackson Dott 601 E. Seminary Ave. Address: Towson, MD 21204 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Robert A. Hoffman 210 Allegheny Ave. Towson, MD 21204 Address: 494-6200 Phone No.
--	--



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - 1/2HR. (+1HR.)  
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER DATE  
REVIEWED BY: [Signature] DATE: 6/24/92



DESCRIPTION OF PROPERTY FOR  
THE VICTORIA CORPORATION  
SOUTHEAST CORNER OF YORK & AIGBURTH ROADS  
ELECTION DISTRICT NO. 9  
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at that point formed by the intersection of the southerly right-of-way line of Aigburth Road (also known as Aigburth Avenue), (50 feet wide), and the easterly right-of-way line of York Road, Maryland Route No. 45, (60 feet wide), said point being at the beginning of the first line of that same parcel of land as described in a conveyance from Katharine K. Berry and C. Arthur Berry, unto A. Eric Dott and Esther Jackson Dott, by a deed dated October 30, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2198, folio 307, etc., thence running with and binding on said first line along the easterly right-of-way line of York Road, as now described, with all bearings herein being based on surveys by others, referred to the Baltimore County Metropolitan District Grid Meridian, viz:

- South 12°24'49" West 239.69 feet to a point at the beginning of the second line of the aforesaid conveyance, thence running with and binding on a portion of said second line, as follows;
- South 79°24'03" East 288.84 feet to a point located at the beginning of the fourth or N 16° E 240 feet line of that same parcel of land as described in a conveyance from Sarah K. King, unto S. Clayton Seitz and May A. Seitz, by a deed dated May 13, 1938 and recorded among said Land Records in Liber C.W.B., Jr. No. 1031, folio 324, thence running with and binding on said fourth line, as follows;
- North 10°42'48" East 239.57 feet to a point along the southerly right-of-way line of the aforesaid Aigburth Road, thence along same,
- North 79°24'03" West 281.75 feet to the point of beginning.

CONTAINING 68,345 square feet or 1.5690 acres of land, more or less.

The improvements thereon being known and designated as No. 7925 York Road.

BEING the remaining portion of that same parcel of land as described in a conveyance from Katharine K. Berry and C. Arthur Berry, unto A. Eric Dott and Esther Jackson Dott, by a deed dated October 30, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2198, folio 307, etc.

SAVING AND EXCEPTING herefrom, however, a Highway Widening Area for York Road, more particularly described as follows;

BEGINNING FOR THE SAME at the beginning of the first line of the herein-described parcel, thence running with and binding on said first line,

### STV/LYON ASSOCIATES.

- South 12°24'49" West 239.69 feet to a point, thence along a portion of the hereindescribed second line,
- South 79°24'03" East 7.00 feet to a point, thence for the new easterly right-of-way line of York Road (80 feet wide), the following course and distance,
- North 12°24'49" East 229.69 feet to a point, thence along a site fill-let,
- North 56°30'23" East 14.36 feet to a point to intersect the fourth line of the hereindescribed parcel, along the southerly right-of-way line of Aigburth Road, thence along same with a portion of said fourth line,
- North 79°24'03" West 17.00 feet to the point of beginning.

CONTAINING 1,727.8 square feet or 0.0397 acre of land, more or less.

SUBJECT TO: a Stormwater Management Easement Area along York Road, and a Drainage and Utility Easement Area along Aigburth Road, as required by the Baltimore County Department of Public Works, Bureau of Land Acquisition, intended to be recorded among the Land Records of Baltimore County, Maryland subsequent hereto.

NOTE: This description was prepared by utilizing existing record documents and was not derived by benefit of a field survey by STV/Lyon Associates.

Mark A. Riddle  
STV/LYON ASSOCIATES  
MD Professional Land Surveyor No. 10899

August 9, 1991



### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 7/21/92  
Posted for: Special Hearing  
Petitioner: The Victoria Corp.  
Location of property: SE Corner York & Aigburth Rd.  
7925 York Rd.  
Location of Sign: Facing York Rd. on property to be heard & on Special Hearing  
Remarks:  
Posted by: [Signature] Date of return: 5/21/92  
Number of Signs: 7

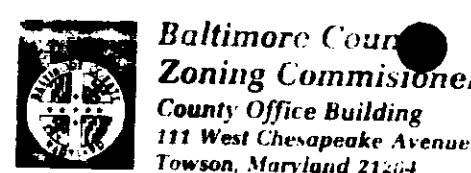
### CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1992  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 21 to 22

THE JEFFERSONIAN,

S. Zeke Orlin  
Publisher

544.73



receipt

Date: 92-431 Account: R 001 6150  
Number:

1.2500  
TOWSON HEARING FEE  
TOWSON HEARING FEE  
TOWSON HEARING FEE  
TOWSON HEARING FEE

Cashier Validation

Please Make Check Payable to Baltimore County \$79.73  
EA C003148PMD-12-92

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 6/10/92

The Victoria Corporation  
5525 Nebraska Avenue, NW  
Washington, D.C. 20015

RE:  
CASE NUMBER: 92-431-SPH  
SEC York and Algharth Roads  
7925 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): A. Eric Dott & Esther Jackson Dott  
Contract Purchaser(s): The Victoria Corporation

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon  
DIRECTOR

cc: Robert A. Hoffman, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MAY 15, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-431-SPH  
SEC York and Algharth Roads  
7925 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): A. Eric Dott & Esther Jackson Dott  
Contract Purchaser(s): The Victoria Corporation  
HEARING: WEDNESDAY, JUNE 17, 1992 at 2:00 p.m.

Special Hearing to approve an extension of the special exception granted in Case #90-145-SPHXA for a period of one year.

Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

cc: A. Eric Dott  
The Victoria Corporation  
Robert A. Hoffman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

June 2, 1992

Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No. 458, Case No. 92-431-SPH  
Petitioner: A. Eric Dott, et ux  
Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 5th day of May, 1992.

Arnold Jablon  
DIRECTOR

Received By:  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: A. Eric Dott, et ux  
Petitioner's Attorney: Robert A. Hoffman

DPW/Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature: *Donald A. Bandy* Date: 5/18/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE	Orville Jones	451		NC
DED DEPRM RP STP TE	Harbor Realty Partnership	452		NC
DED DEPRM RP STP TE	Jerald H. And Brenda D. Windes	453		NC
DED DEPRM RP STP TE	Daniel C. And Susan E. Gutkin	454		NC
DED DEPRM RP STP TE	Donald And Anne Kahn	455		NC
DED DEPRM RP STP TE	Signet Bank, Maryland	456		NC
DED DEPRM RP STP TE	Ronald W. Bair	457		NC
DED DEPRM RP STP TE	A. Eric And Esther J. Dott	458		NC
DED DEPRM RP STP TE	William J. And Mary Jane Kramer	459		NC
DED DEPRM RP STP TE	Douglas B. And Judith A. Celmar	460		NC

COUNT 11

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature: *Rahm J. Family* Date: 5/18/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE	Orville Jones	451	N/C	
DED DEPRM RP STP TE	Harbor Realty Partnership	452	N/C	
DED DEPRM RP STP TE	Jerald H. And Brenda D. Windes	453	N/C	
DED DEPRM RP STP TE	Daniel C. And Susan E. Gutkin	454	N/C	
DED DEPRM RP STP TE	Donald And Anne Kahn	455	N/C	
DED DEPRM RP STP TE	Signet Bank, Maryland	456	N/C	
DED DEPRM RP STP TE	Ronald W. Bair	457	N/C	
DED DEPRM RP STP TE	A. Eric And Esther J. Dott	458	N/C	
DED DEPRM RP STP TE	William J. And Mary Jane Kramer	459	N/C	
DED DEPRM RP STP TE	Douglas B. And Judith A. Celmar	460	N/C	

COUNT 11

92-431-SPH 6-7

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: May 26, 1992

SUBJECT: Victoria House

INFORMATION:  
Item Number: 458  
Petitioner: A. Eric Dott

Property Size: 1.55 acres  
Zoning: DR 16  
Requested Action: Special Hearing

Hearing Date: 6-17

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a Special Hearing to extend the Special Exception granted in Case No. 90-145 SPHXA for a period of one year.

The Office of Planning and Zoning recommends APPROVAL, contingent upon this plan agreeing with the previously approved CRG plan.

Prepared by: \_\_\_\_\_

Section Chief: \_\_\_\_\_

FM:rdn

RECEIVED  
JUN 2 1992  
ZONING OFFICE

458.ZAC/ZAC1

457 WITHIN

DED DEPRM RP STP TE

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE	A. Eric And Esther J. Dott	458		NC
DED DEPRM RP STP TE	William J. And Mary Jane Kramer	459		in process
DED DEPRM RP STP TE	Douglas B. And Judith A. Celmar	460		written comments

COUNT 11

Huntington Development Corporation (Hunting Tweed Drive)  
DEPRM 442 5-4-92

Waldon J. And Margaret O. Stevanus  
DEPRM 443 written comments

COUNT 2

FINAL TOTALS  
COUNT 17

\*\*\* END OF REPORT \*\*\*







County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
1111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

July 25, 1990

J. Carroll Holzer, Esquire  
305 W. Pennsylvania Avenue  
Suite 105  
Towson, Maryland 21204

Re: Case No. CBA-89-188 and 90-145-SPHX (Victoria House of Towson  
and Eric A. Dott, et ux)

Dear Mr. Holzer:

Enclosed please find a copy of the final Opinion and Order issued  
this date by the County Board of Appeals in the subject cases.

Sincerely,

*Linda Lee M. Kuzmaul*  
Linda Lee M. Kuzmaul  
Legal Secretary

Enclosure

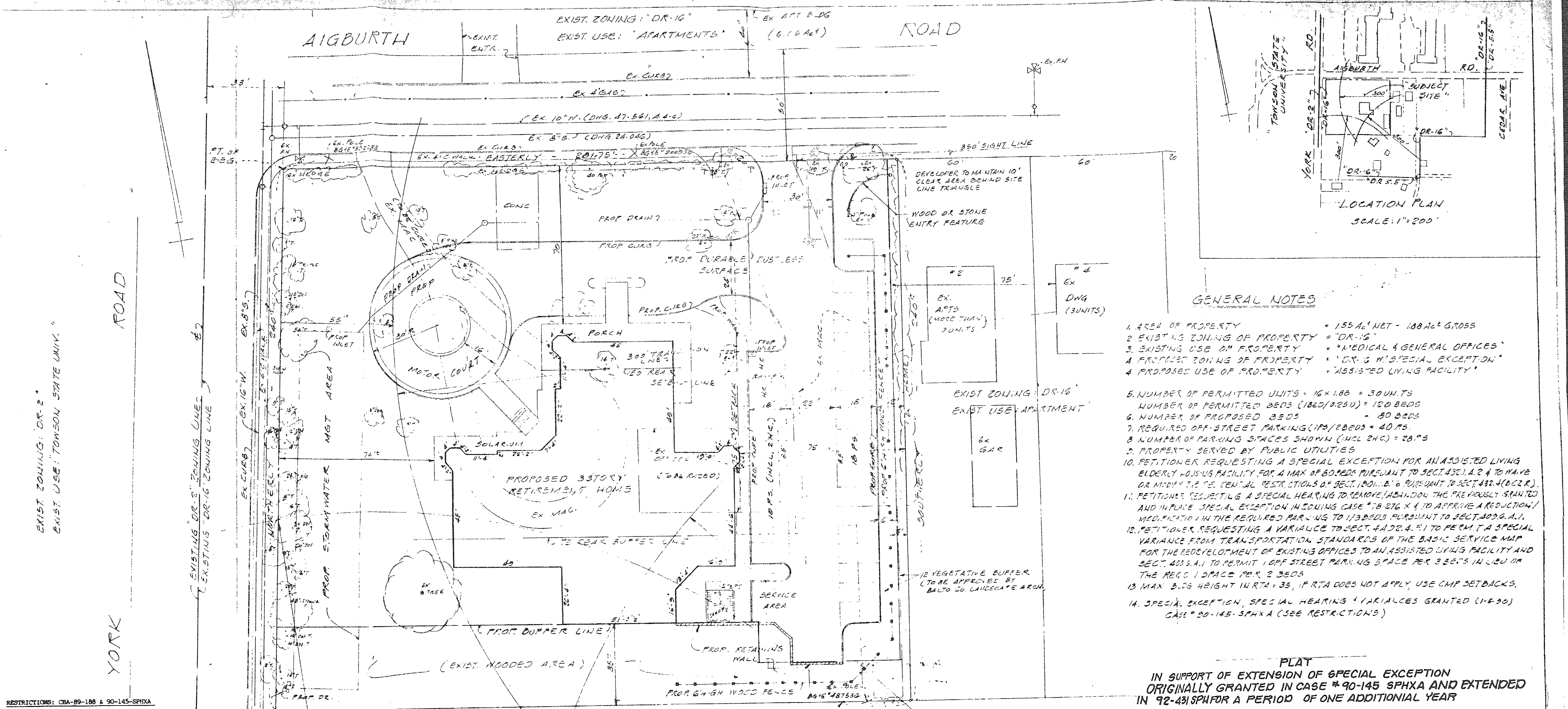
cc: Joyce B. Rouston, Pres. - Towson Manor Assoc., Inc.  
Robert A. Hoffman, Esquire  
John B. Howard, Esquire  
Victoria Corporation  
Paul Lee Engineering, Inc.  
Richard J. Kendall, Pres. - Victoria Corporation  
Mr. Paul Klassen  
M. A. Shambert  
Mr. John Chapmans  
Ms. Eileen Riley  
Les Pictler  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr. Arnold Jablon, County Attorney  
Docket Clerk - Zoning  
Current Planning  
Developers Engineering Division  
Economic Development Commission  
Robert E. Covahey  
David L. Thomas  
S. Wallis  
Nancy C. West, Asst. County Attorney











**GENERAL NOTES**

1. AREA OF PROPERTY = 155 AC. NET - 108 AC. GROSS
2. EXISTING ZONING OF PROPERTY = "DR-16"
3. EXISTING USE OF PROPERTY = "MEDICAL & GENERAL OFFICES"
4. PROPOSED ZONING OF PROPERTY = "EX-16" SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = "ASSISTED LIVING FACILITY"
6. NUMBER OF PERMITTED UNITS = 16 x 100 = 30 UNITS
7. NUMBER OF PERMITTED BEDS (1800/100) = 180 BEDS
8. NUMBER OF PROPOSED BEDS = 80 BEDS
9. REQUIRED OFF-STREET PARKING (100/2000) = 40 P.S.
10. NUMBER OF PARKING SPACES SHOWN (INCL. 24C) = 29 P.S.
11. PROPERTY SERVED BY PUBLIC UTILITIES
12. PETITIONER REQUESTING A SPECIAL EXCEPTION FOR AN ASSISTED LIVING ELDERLY HOUSING FACILITY FOR A MAX OF 80 BEDS PURSUANT TO SECT. 430.1 A.2 & TO HAVE OR MODIFY THE CENTRAL RESTRICTIONS OF SECT. 1801.1 B.6 PURSUANT TO SECT. 432.4 (B.2 C.R.)
13. PETITIONER REQUESTING A SPECIAL HEARING TO REMOVE/ABANDON THE PREVIOUSLY GRANTED AND IN PLACE SPECIAL EXCEPTION IN CASE # 92-431 SPH FOR A REDUCTION/MODIFICATION IN THE REQUIRED PARKING TO 1/3 BEDS PURSUANT TO SECT. 403.6 A.1.
14. PETITIONER REQUESTING A VARIANCE TO SECT. 4A.2.4.5.1 TO PERMIT A SPECIAL VARIANCE FROM TRANSPORTATION STANDARDS OF THE BASIC SERVICE MAP FOR THE REDEVELOPMENT OF EXISTING OFFICES TO AN ASSISTED LIVING FACILITY AND SECT. 403.6 A.1 TO PERMIT 1 OFF STREET PARKING SPACE PER 3 BEDS IN L&U OF THE REG. 1 SPACE PER 2 BEDS
15. MAX. BLDG. HEIGHT IN RTA = 35', IF RTA DOES NOT APPLY, USE CMP SETBACKS.
16. SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCES GRANTED (1-2-90) CASE # 90-145 SPHXA (SEE RESTRICTIONS)

PLAT  
IN SUPPORT OF EXTENSION OF SPECIAL EXCEPTION  
ORIGINALLY GRANTED IN CASE #90-145 SPHXA AND EXTENDED  
IN 92-431 SPH FOR A PERIOD OF ONE ADDITIONAL YEAR

**SPECIAL EXCEPTION,  
SPECIAL HEARING AND VARIANCES**

**\* 7925 YORK ROAD**  
S.E. CORNER YORK & AIGBORTH RDS.

ELECT. DIST. 3 BALTIMORE CO., MD.

SCALE: 1"=20'

JULY 10, 1993 REV. 4/23/92 TITLE REV.  
OCT. 17, 1987 REV. 3/30/93 TITLE REV.  
REV. JUNE 13, 1990 REV. PLAN PER APPEAL BOARD ORDER

EXTENSION GRANTED

DATE

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204

REVISED ZONING - TOWN.  
THIS PLAN IS ACCEPTED AS APPROVED  
FOR RECORD AND FOR THE PURPOSES OF  
RECORDING AND FOR THE PURPOSES OF  
LISA REAR OF CONSTRUCTION RULES OF  
CONTRACTED TOWN AND ANNUAL ASSESSOR  
CONCERNING THIS ISSUE.

8562

**RESTRICTIONS: CRA-89-108 & 90-145-SPHXA**

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Consent Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Consent Order has expired. If, for whatever reason, this Consent Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The chiller or condensers proposed to be installed by the Petitioners shall be located on the roof of the building, as noted on Exhibit 3.
3. The Petitioners shall erect a six (6) foot high wooden privacy fence behind the retaining wall shown on Exhibit 3. Said privacy fence shall run the entire length of the retaining wall from the proposed building to the vegetative buffer along the southeast side of the property line.
4. The Petitioners shall construct a six (6) foot high wooden privacy fence six (6) feet inside the easterly boundary line to run the length of the parking spaces shown on Exhibit 3.
5. The Petitioners shall provide landscaping as shown on Exhibit 3, including but not limited to a twelve (12) foot vegetative buffer along the eastern boundary line of the subject site.
6. The entranceway to and driveways on the subject property, as redeveloped, shall be in the location and configuration shown on Exhibit 3.
7. The building location, footprint, and dimensions shall be shown on Exhibit 3.
8. The stormwater management facility for the site shall consist of an underground structure.
9. Victoria Corporation shall collect trash and garbage in a space designed for this purpose inside the building to be constructed on the subject property, rather than using an outside dumpster.
10. Residents of the proposed Victoria House shall be prohibited from parking personal use automobiles on the subject site.
11. The assisted living facility approved herein shall contain no more than eighty(80) beds.

ON BEHALF OF PETITIONERS FOR SPECIAL HEARING, OF THE CITY OF BALTIMORE, MD. 21201  
JULY 10, 1993  
BY: [Signature]  
[Name]  
[Title]  
[Address]  
[City, State, Zip]  
[Phone Number]  
[Fax Number]

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 92-431-SPH  
JULY 25, 1993

THE PETITIONERS, herein, pursuant to a Petition for Special Hearing, request a one year extension of the utilization period for the Special Exception granted by the Board of Appeals on July 25, 1990 in Case No. 90-145-SPHXA (S.E.C., July 25, 1993).

The Petitioners were represented by Robert A. Hoffman, Esquire and appearing with Mr. Hoffman was Mr. Richard Randall, President of Victoria Corporation. There were no Petitioners.

Mr. Hoffman presented Mr. Randall's testimony and stated that the relief granted in Case No. 90-145-SPHXA permits the construction of an assisted living facility at the southeast corner of York and Aigborth Roads.

The Baltimore County Zoning Regulations at Section 502.3 state that a Special Exception must be utilized within two years from the date of the final Order. That same section further permits the Zoning Commissioner to grant one or more extensions of the Special Exception, provided that a maximum time for utilization of the Special Exception is not extended for a period of more than five years from the date of the final Order.

Mr. Hoffman further professed that Victoria Corporation was in the final stages of obtaining financing to begin the construction of the assisted living facility which would result in a delay in utilization of the Special Exception beyond July 25, 1993 for two years from the date of the Board's Order. Mr. Hoffman stated

EXIST. ZONING: DR-16  
EXIST. USE: "NEWMAN CENTER"  
(FOR RELIGIOUS SERVICES)  
(186 AC.)

NOT RESIDENTIAL USE  
EX. BLDG.

200' TRANSITION LINE  
TO EX. ONLY

PETITIONER'S EXHIBIT 3, the site plan for the proposed assisted living facility, contains no changes, except for the site block and print data in comparison to the plan noted in Case No. 90-145-SPHXA.

Upon consideration of the testimony and evidence presented, and pursuant to the advertisement, posting of the property and public hearing on the petition held, and for the reasons given above, the relief should be granted.

THEREFORE IT IS ORDERED, by the Zoning Commissioner of Baltimore County this 25th day of June, 1993, that the Petition for Special Hearing to permit an extension for utilization of the Special Exception for a period of one year to July 25, 1995 is hereby granted.

[Signature]  
[Name]  
[Title]  
[Address]  
[City, State, Zip]  
[Phone Number]  
[Fax Number]

EX. BLDG.  
NOT RESIDENTIAL USE



**STV GROUP**  
ENGINEERS - ARCHITECTS - PLANNERS  
21 GOVERNORS COURT  
BALTIMORE, MARYLAND 21207-0722  
(410) 944-9112 - FAX (410) 298-2794



[illegible]

<u>KEY</u>	<u>QUAN</u>	<u>COMMON NAME</u>	<u>SIZE</u>
LPT	7	London Plane Tree	2-1/2 - 3" Cal.
JM	6	Japanese Maple	8 - 10' Hgt.
KC	7	Kwanzan Cherry	8 - 10' Hgt.
CA	11	Crab Apple - Varieties	5 - 6' Hgt.
CH	29	Canada Hemlock	5 - 6' Hgt.
HH	60	Heller Holly	18 - 24"
AHR	60	Azalea - Hershey Red	18"
CL	12	Cherry Laurel	3 - 4' Hgt.
SV	7	Siebold Viburnum	3 - 4' Hgt.
KS	8	Korean Spice Viburnum	3 - 4' Hgt.
F	40	Forsythia	18 - 24"
WJ	40	Winter Jasmine	18 - 24"
DAY	300	Daylillies	
IRIS	100	Iris	
HO	100	Hosta	

92-431-SPH

**MICROFILMED**

**WFK** **WILLIAM F. KIRWIN, INC.**  
 Land Planning • Engineering • Architecture  
 28 E. Squehanna Avenue  
 Towson, MD 21204  
 Phone: (301) 337-0075

[illegible]

DEVELOPER  
VICTORIA CORPORATION  
400 W. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204  
(301) 892-7200

OWNER  
A ERIC & ESTHER J. DOTT  
601 E. SEMINAR AVE.  
TOWSON, MARYLAND 21204

PLAN PREPARATION	
DRAWN BY TLS	DATE 5-11-20
DESIGNED BY NLWK	SCALE 1" = 20'
CHECKED BY	

VICTORIA HOUSE OF TOWSON

ELECTION DISTRICT NO.9 BALTIMORE COUNTY,MARYLAND

**DRAWING NO.**

SHEET NO. \_\_\_\_\_ of \_\_\_\_\_